



This is a great opportunity to own a pretty pastureland property with 2 nice ponds in the North Pike School district. This 35-acre +/- property is located in the Pricedale community just east of McComb, Ms. about 1 1/2 hrs. from New Orleans. The land is rolling pastureland that is fenced and partially cross-fenced which is perfect for cattle or horses. It has a large pond approximately 3.5 acres and another nice pond. Both ponds are great for fishing and have bass and bream. This is a great place for a family to build their dream house and is just minutes from both North Pike schoolXXX campuses. Several good home sites give you a pretty view of the pond. The land is the perfect size for a family to have both farm and recreational property to ride ATVs, horses, hunt, and fish. There are deer, dove, and quail on the property. There are mild restrictions on the property that buyers must build a conventional home and no multiple homes. The land is priced at \$4500 an acre and the final price will be determined by survey. The seller is paying for the survey. Do not miss this opportunity. Private Remarks: Buyers have restrictions of one single-dwelling conventional home. The property will be surveyed after contracting. Price will be determined by survey. There is a cell tower on the seller's property but will not be part of the surveyed acreage. There is a service easement that goes from Fred Bacot Rd to the cell tower. There are 2 areas of the property that have blacktop road frontage. Call in advance to make an appointment to see this property.



## CD Rayborn, McComb, MS

31.29329, -90.29479 GPS

- Pastureland for Cattl
- Large Ponds
- Blacktop Road Frontage
- Electricity, Community Water
- Fenced and Cross-Fenced
- Fishing and Hunting
- Great Schools
- Recreational Property



# \$157,500

35 Acres  
MLS #137165  
UC #23042-37165



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